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**Preliminary Land Use Service (PLUS) Meeting**  
**Meeting will be conducted on-line and in person**

**Room 321, Haslet Armory**

**122 Martin Luther King Jr. Blvd., South**

Please see <https://publicmeetings.delaware.gov/> for link to on-line access

**July 27, 2022**

**Applicants should arrive at least 15 minutes before their appointed time. Times are approximate and are subject to change.**

- I. 8:30 AM **Pre-Meeting Discussion – PLUS Reviewers**
- II. 9:00 AM **Review and Discussion: South Bethany Comprehensive Plan Update (2022-07-05)**  
**County:** Sussex County **Municipality:** South Bethany  
**Project:** 5-year Comprehensive Plan Update with minimal changes for review including the addition of one objective (#7) under Goal 3 on page 11.
- III. 9:15 AM **Review and Discussion: Greenlea Place (2022-07-04)**  
**County:** Sussex County **Municipality:** Georgetown  
**Location:** South of East Market Street and east of Burton Street.  
**Project:** Review of a site plan for 127 single family homes on 25.3 acres zoned UR-1.
- IV. 9:45 AM **Review and Discussion: Route 13 Self Storage - Bridgeville (2022-07-11)**  
**County:** Sussex County **Municipality:** Bridgeville  
**Location:** South of Passwaters Farm Road and west of Route 13.  
**Project:** Review of a site plan for a self-storage facility with 25 self-storage buildings and a main office building on 13.41 acres zoned C-1.
- V. 10:00 AM **Review and Discussion: Eagles Nest Senior Care Facility (2022-07-10)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** 26633 Zion Church Road  
**Project:** Review of a site plan for a three-story senior care facility on 9.5 acres zoned AR-1 and C-1.

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- VI. 10:30 AM **Review and Discussion: Whitetail Run (2022-07-13)**  
**County:** Sussex County **Municipality:** Unincorporated  
**Location:** Stage Road, approximately 1 mile north of the intersection with Route 54.  
**Project:** Review of a subdivision plan for 225 single-family residential units on 70.25 acres zoned R-4.
- VII. 11:00 AM **Review and Discussion: Somerton Chase (2022-07-09)**  
**County:** Sussex County **Municipality:** Millsboro  
**Location:** Radish Road, west of Route 113, southwest of Millsboro.  
**Project:** Review of a subdivision plan for 214 single family residential units on 67.46 acres zoned AR-1 with proposed zoning of MR.
- VIII. 11:30 AM **Review and Discussion: Dolby (2022-07-07)**  
**County:** Sussex County **Municipality:** Seaford  
**Location:** 2,560 feet southeast of Route 13 along Old Furnace Road.  
**Project:** Review of a subdivision plan for 169 single family residential units on 33.22 acres zoned R-2.
- IX. 12:00 PM **Review and Discussion: DE Storage Milton (2022-07-12)**  
**County:** Sussex County **Municipality:** Milton  
**Location:** North side of Route 16, approximately 900 feet east of Route 5.  
**Project:** Review of a site plan for the construction of 4 storage buildings totaling 120,000 SF and one office building.
- X. 12:30 PM **LUNCH**
- XI. 1:30 PM **Review and Discussion: Fort DuPont Marina Village (2022-07-15)**  
**County:** New Castle County **Municipality:** Delaware City  
**Location:** Northeast end of Old Elm Ave. and Wingate Rd.  
**Project:** Review of a subdivision for 130 residential units (96 multi-family and 34 duplex/townhouse) on 11.8 acres zoned HPR.
- XII. 2:00 PM **Review and Discussion: New Castle County Ordinance on Housing (2022-07-01)**  
**County:** New Castle County **Municipality:** Unincorporated  
**Location:** Entire County.  
**Project:** Review of a proposed ordinance to amend Chapter 40, Article 7 of the *New Castle County Code*, to prioritize its HOME funds for family affordable housing developments in high-opportunity areas throughout New Castle County.
- XIII. 2:15 PM **Review and Discussion: 2701 Capitol Trail (2022-07-02)**  
**County:** New Castle County **Municipality:** Unincorporated  
**Location:** 2701 Capitol Trail, Newark  
**Project:** Review of a site plan for the construction of a mixed-use development containing 179 multi-family residential units and 21,000 SF of Retail shopping

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on 12.36 acres zoned CR.

- XIV. 2:45 PM **Review and Discussion: Bunker Hill Warehouse (2022-07-08)**  
**County:** New Castle County **Municipality:** Middletown  
**Location:** 1023 Bunker Hill Road  
**Project:** Review of a site plan for the construction of two new warehouses totaling 1,081,600 SF on 74.83 acres.
- XV. 3:15 PM **Review and Discussion: Northside Shopping Center (2022-07-06)**  
**County:** New Castle County **Municipality:** Middletown  
**Location:** Northwest corner of Doc Levinson Dr. and Middletown Warwick Rd.  
**Project:** Review of a site plan for the construction for a 147,531 SF retail building on 12.79 acres zoned C-3.
- XVI. 3:45 PM **Review and Discussion: Middletown 2022 Comprehensive Plan (2022-07-14)**  
**County:** New Castle County **Municipality:** Middletown  
**Location:** Entire Town  
**Project:** Review of the draft 2022 Middletown Comprehensive Plan.

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